

RZ/FDP 2012-MV-008 – THE ALEXANDER COMPANY, INC.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. Mr. Chairman, I'm pleased to MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF RZ 2012-MV-008 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT AND THE APPROVAL OF THE MODIFICATIONS AND WAIVERS, AS PROVIDED IN MY HANDOUT, DATED MARCH 6<sup>TH</sup>, 2014, which each of you received a copy tonight.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion?

Commissioner Sargeant: Mr. Chairman, I would just like, in that second, to provide a couple of comments if you wouldn't mind. As mentioned, I've had the privilege of being involved in the land use planning process for the Laurel Hill area since the mid-1990s -- yes, my kids have truly grown up during this process -- first, as one of the co-Chairs for the planning process for the entire D.C. Department of Corrections site, next as Chair of the County task force that developed the reuse recommendations for the former prison buildings, and most recently as Chair of the Board-appointed Project Advisory Committee, all reviewing and relating to the land aspects of the application we are reviewing tonight. I'm pleased to second Commissioner Flanagan's motion to recommend approval of this application, and I'd like to acknowledge some of the staff members and others who have made it possible to achieve this milestone. At the top of the list are Chris Caperton and Leanna O'Donnell. Their professionalism and their diligence in both planning and communication, especially to the surrounding communities, have contributed to the completion of this application process, as well as the next phase of actually achieving the adaptive reuse of these historic structures. Over the course of the many, many years we've all been involved, they have attended so many community meetings that they are considered honorary citizens of the Mount Vernon District. Also -- that's a good thing -- also noted for considerable contributions to the process is Linda Haskins. She has been our guidepost regarding historic preservation throughout this process. I'd also like to acknowledge Dave Voss with the Alexander Company, Jim Perry with Elm Street Developers, and the rest of the team. They are key players in this development process who demonstrate saintly patience during the historic review process for adaptive reuse design and the application for historic tax credits. Also demonstrated is creativity. Not too many developers have to incorporate guard towers and penitentiary cells in their design. They're quite clever and creative with this, and you'll see the finished product in that fashion. Greg Reigle and Scott Adams with McGuire Woods, very much appreciated for their navigation through the review process with multiple stakeholders, bringing it to this point. Let me also say thank you to the numerous South County citizens who have contributed so much of their time and input regarding

this application. That includes our very own Larry Clarke, who is here tonight; and very much thanks to Andy as well for being here tonight. Appreciate the comments and the input that you have all provided. So it's with that acknowledgement and appreciation for the team that got us to this point this evening, that I very happily second Commissioner Flanagan's motion. Thank you.

Chairman Murphy: Thank you. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2012-MV-008, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Flanagan.

Commissioner Flanagan: Yes, I have two more motions, and I would like to, before making the motion, say how I appreciate the work that Commissioner Sargeant did on the task force that developed the improvements and also to Chris Caperton who has practically lived in Mount Vernon District, I think, for the last three or four years. It's been truly remarkable, the work that the staff has done on this occasion. Mr. - Commissioner Sargeant's task force is one of the few task forces that I managed to escape being a member of and so it was wonderful just to sit on the side and watch them develop this magnificent reuse plan. Mr. Chairman I MOVE APPROVAL OF FDP 2012-MV-008, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS DATED FEBRUARY 19, 2014, CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-MV-008, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion to approve FDP 2012-MV-008, subject to the Board's approval of the rezoning and Conceptual Development Plan, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Flanagan.

Commissioner Flanagan: Yes, Mr. Chairman, following on the conversation that I had with staff after their opening presentation, the development plan we just approved depicts a roundabout in the southwestern portion of the site for possible future extension of Giles Run Road to Laurel Crest Drive. There is an existing right-of-way dedicated to connect Giles Run Road from Lorton Road to Laurel Crest Drive. This connection north of the roundabout is not needed for the development and is not proposed to be constructed by the applicant. The connection of Lorton Road and Laurel Crest Drive is not desired by the community but is still shown on the Comprehensive Plan. Supervisor Hyland has indicated that he is considering the removal of the proposed connection from the Comprehensive Plan. It is therefore my recommendation that the applicant construct the roundabout with a stub connection to the potential -- without a stub connection to the potential extension of Giles Run Road. It is -- if it is determined the road

extension is necessary, the connection could still happen. If it determined the road connection is not necessary, it avoids constructing a stub connection to nowhere at this time. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION GO ON THE RECORD THAT THE PLANNING COMMISSION ENCOURAGE THE APPLICANT, THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO WORK TOGETHER AS PART OF THE SITE PLAN PROCESS TO APPROVE A DESIGN OF THE ROUNDABOUT FOR GILES RUN ROAD THAT WOULD NOT REQUIRE THE ROAD TO BE STUBBED TO THE NORTH FOR A FUTURE CONNECTION.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion which, you'll forgive me if I don't repeat? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.)

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